

The Greene Reports

Official Legal Publication for Greene County, Pennsylvania
Owned and operated by Greene County Bar Association
Greene County Courthouse, Waynesburg, PA 15370

Vol. XXXVIII, No. 85

March 7, 2024



Table of Contents

Deed Notices	Page 3
Estate Notices	Page 4
Sheriff's Sale	Page 5

Serving the Legal Community of Greene County
Since October 1982

The Greene Reports

2-----3/7/24-----

COURT OF COMMON PLEAS
Honorable Louis Dayich, President Judge
Honorable Jeffry N. Grimes, Judge

MOTIONS

Criminal & Civil & O.C.:
March 11 and 13, 2024

CRIMINAL

Arraignments: March 11, 2024
ARDs: March 18, 2024
ARD Revocations: March 18, 2024
Parole Violations: March 11, 2024
Plea Court: March 19-21, 2024
License Suspension April 16, 2024
Argument Court: March 25, 2024

ORPHANS

Accounts Nisi: March 4, 2024
Accounts Absolute: March 14, 2024

SUPREME COURT
SUPERIOR COURT
COMMONWEALTH COURT

Convenes in Pgh.: April 8-12, 2024
Convenes in Pgh.: March 5-6, 2024
Convenes in Pgh.: October 7-11, 2024

THE GREENE REPORTS

Owned and published by the GREENE COUNTY BAR ASSOCIATION
Editor: Kayla M. Sammons
E-mail address: editor.greenerreports@yahoo.com

EDITORIAL POLICY

All articles published in The Greene Reports are intended to inform, educate or amuse. Any article deemed by the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.

The views expressed in the articles represent the views of the author and are not necessarily the views of The Greene Reports or the Greene County Bar Association.

The Greene Reports welcomes letters to the Editor both for publication and otherwise. All letters should be addressed to: Editor, The Greene Reports, Greene County Courthouse, 10 East High Street, Waynesburg, PA 15370. Letters must include signature, address and telephone number. Anonymous correspondence will not be published. All letters for publication are subject to editing and, upon submission, become the property of The Greene Reports.

THE GREENE COUNTY BAR ASSOCIATION

Timothy M. Ross, President
Adam J. Belletti, Vice-President
John R. Headley, Secretary
Lukas B. Gatten, Treasurer
Christopher M. Simms, Ex-Officio

The Greene Reports

-----3/7/24-----3

DEED TRANSFERS

The following property transfers have been recorded in the Greene County Recorder of Deeds office.

CUMBERLAND TOWNSHIP

Pechin Leasing LLC to Muddy Creek Sportsman's Lodge LLC, 2 Tracts, \$496,000.00 (2-29-24)

Maxx Sovinski to Greene County Development Trust, Lot 13, Nemaocolin, \$600.00 (3-5-24)

FRANKLIN TOWNSHIP

Jacob A. Fonner, et ux., to Danny Edward McElroy, .265 Acre, \$5,500.00 (3-5-24)

GILMORE TOWNSHIP

The University of Tennessee, et ux., to UTFI Natural Resources LLC, 33.78 Acres, Oil, Gas, and Coal, \$191,000.00 (2-29-24)

GREENSBORO BOROUGH

Mary Lou McCormick to James D. Wirtz, et ux., .52 Acre, \$195,000.00 (3-4-24)

JEFFERSON TOWNSHIP

Wayne J. Capozza, et ux., to Sarah Kniha, Lots 114-115, Fairground Addition, \$15,000.00 (2-29-24)

Mary E. Stambaugh, et ux., to Marissa E. Grubbs, Lots 415-417, Clyde Land Company No 2, \$120,000.00 (3-5-24)

MORRIS TOWNSHIP

Kathryn Ann Anagnostou to Franklin James Realty LLC, et al., 104 Acres, O&G, \$20,000.00 (2-29-24)

Lauren Terney to Divot Energy Consultants LLC, et ux., 39 Acres, O&G, \$400.00 (2-29-24)
Peter Martin to AMP V LP, 6.275 Acres, O&G, \$79,065.00 (2-29-24)

Stephen A. Martin, et ux., to AMP V LP, 6.275 Acres, O&G, \$79,065.00 (2-29-24)

Anne S. Pandolfo, et al., to AMP V LP, 6.275 Acres, O7g, \$79,065.00 (3-1-24)

Mark W. Shields, et ux., to EQM Gathering OPCO LLC, 98.61 Acres, \$166,800.00 (3-4-24)

RICHHILL TOWNSHIP

Flynn-Maloy Rentals LLC to Harold Wayne Graft, III, 2 Lots, \$30,000.00 (2-28-24)

SPRINGHILL TOWNSHIP

Shelly A. Miller a/k/a Shelly Ann Playle to EQT Production Company, Tracts, O&G, \$3,310.26 (3-1-24)

PERRY TOWNSHIP

Vine Royalty (YC) LP to Three Rivers Royalty III LLC, Tract, \$4,760.50 (3-4-24)

PERRY AND WAYNE TOWNSHIPS

Connie J. Keller a/k/a Connie J. Ankrom, et ux., to Lightning Creek Holdings LP, Tracts, O&G, \$85,000.00 (2-29-24)

WAYNESBURG BOROUGH

Kerry M. Purnell to Todd Bilovus, Lot, Illig Addition, \$154,500.00 (3-4-24)

ESTATE NOTICES

NOTICE is hereby given of the grant of letters by the Register of Wills to the Estates of the following named decedents. All persons having claims are requested to make known the same and all persons indebted to the decedent are requested to make payment to the personal representative or his attorney without delay.

SECOND PUBICATION

DULANEY, CATHERINE ANN
Late of Mineral Wells, Wood County, West Virginia
Administratrix: Kelly Ann Dulaney, 445 Bonar Avenue, Waynesburg, PA 15370
Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

GOODEN, MICHAEL S.
Late of Franklin Township, Greene County, Pennsylvania
Executor: Rodney S. Gooden, 553 Bridge Street, Waynesburg, PA 15370
Attorney: None

JENKINS, ESTELLE D.
Late of Jefferson Township, Greene County, Pennsylvania
Executrix: Sharon Wood, 116 Moredock Drive, Jefferson, PA 15344
Attorney: Lukas B. Gatten, Esquire, Logan & Gatten Law Offices, 54 N. Richhill Street, Waynesburg, PA 15370

KIGER, THOMAS REED A/K/A T. REED KIGER
Late of Waynesburg, Greene County, Pennsylvania
Executrix: Amy K. Widdup, 143 Cabin Road, Waynesburg, PA 15370
Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

KINGAN, SUE ELLEN
Late of Jefferson Borough, Jefferson, Greene County, Pennsylvania
Co-Administratrix: Brittany Morrison, 111 Hedge Rad, Jefferson, PA 15344
Co-Administratrix: Courtney Long, 120 Moredock Drive, Jefferson, PA 15344
Attorney: David F. Pollock, Esquire, Pollock Morris Belletti & Simms, LLC, 54 South Washington Street, Waynesburg, PA 15370

KINSEY, BONNIE LEE A/K/A BONNIE L. KINSEY
Late of Waynesburg Borough, Greene County, Pennsylvania
Executor: Eric Hinerman, 621 Manheim Drive, Fayetteville, OH 45118
Attorney: Timothy N. Logan, Esquire, Logan & Gatten Law Offices, 54 N. Richhill Street, Waynesburg, PA 15370

THIRD PUBLICATION

MAKCCN, THOMAS JAMES A/K/A THOMAS J. MAKCCN A/K/A THOMAS MAKCCN
Late of Carmichaels, Greene County, Pennsylvania
Executrix: Lisa Lynn Wamsley, 109 Stevenson Lane, Carmichaels, PA 15320
Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-51-2023 AD 215-2023

Issued out of the Court of Common Pleas of Greene County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Greene County Courthouse in the City of Waynesburg, County of Greene, Commonwealth of Pennsylvania on:

FRIDAY, MARCH 15, 2024
AT 10:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than twenty (20) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

FREEDOM MORTGAGE CORPORATION
v.
JIMMY LEE BUTTERFIELD
Owner(s) of property situate in the PERRY TOWNSHIP, GREENE County, Pennsylvania
Being 217 DUNKARD AVENUE, MOUNT MORRIS, PA 15349
Tax ID No. 20-08-122
Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: \$82,516.52

PROPERTY ADDRESS: 217 Dunkard Ave, Mt. Morris, PA 15349

UPI/TAX PARCEL NUMBER: 20/08/122

Seized and taken into execution to be sold as the property of JIMMY L BUTTERFIELD in suit of FREEDOM MORTGAGE CORPORATION.

Attorney for the Plaintiff:
Brock & Scott PLLC
King Prussia, PA 844-856-6646

MARCUS N. SIMMS, Sheriff
Greene County, Pennsylvania

The Greene Reports

6-----3/7/24-----

SHERIFF'S SALE

**By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-53-2023 AD 441-2023**

Issued out of the Court of Common Pleas of Greene County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Greene County Courthouse in the City of Waynesburg, County of Greene, Commonwealth of Pennsylvania on:

**FRIDAY, MARCH 15, 2024
AT 10:00 O'CLOCK A.M.**

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than twenty (20) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

U.S. Bank Trust National Association, as Trustee of Treehouse Series V Trust v David E. Brock; Gary R. Brock, Jr.; Scarlet E. Brock,
Docket Number: AD-441-2023
Property to be sold is situated in the borough/township of Spraggs, County of Greene and State of Pennsylvania.
Commonly known as: 121 Hoy Run Road, Spraggs, PA 15362
Parcel Number: 20-03-126-C
Improvements thereon of the residential dwelling or lot (if applicable):

PROPERTY ADDRESS: 121 Hoy Run Rd, Spraggs, PA 15362

UPI/TAX PARCEL NUMBER: 20/03/126/C

Seized and taken into execution to be sold as the property of DAVID BROCK, SCARLET E BROCK, GARY R BROCK, JR in suit of US BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF TREEHOUSE SERIES V TRUST.

Attorney for the Plaintiff:
Friedman Vartolo LLP
Garden City, NJ 212-471-5100

**MARCUS N. SIMMS, Sheriff
Greene County, Pennsylvania**

The Greene Reports

-----3/7/24-----7

SHERIFF'S SALE

**By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-57-2023 AD 694-2023**

Issued out of the Court of Common Pleas of Greene County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Greene County Courthouse in the City of Waynesburg, County of Greene, Commonwealth of Pennsylvania on:

**FRIDAY, MARCH 15, 2024
AT 10:00 O'CLOCK A.M.**

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than twenty (20) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL THAT CERTAIN REAL ESTATE SITUATED ON BLOODY RUN IN THE TOWNSHIP OF FRANKLIN, COUNTY OF GREENE, COMMONWEALTH OF PENNSYLVANIA HAVING ERECTED THEREON A SWELLING KNOWN AS 161 Tollgate Run, Waynesburg, PA 15370, PER A CERTAIN DEED DATED MAY 3, 2018, RECORDED ON MAY 3, 2018 IN THE RECORDER OF DEEDS OFFICE OF GREENE COUNTY AT DEED BOOK VOLUME 513, PAGE 3185, INSTRUMENT NO. 201800002961, TAX PARCEL INDEX NO. 07-20-207.

PROPERTY ADDRESS: 161 Tollgate Run, Waynesburg, PA 15370

UPI/TAX PARCEL NUMBER: 07/20/207

Seized and taken into execution to be sold as the property of AMANDA L. WILSON in suit of FIRST NATIONAL BANK OF PENNSYLVANIA.

Attorney for the Plaintiff:
First National Bank of Pennsylvania
Pittsburgh, PA

**MARCUS N. SIMMS, Sheriff
Greene County, Pennsylvania**